

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY

RE: FINAL DESIGNATION OF REDEVELOPER, LICENSE FOR EARLY ENTRY,  
APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS  
DISPOSITION PARCELS 1, 2a, 2b, 3, 4, 5a, 5b  
IN THE SUMNER STREET NEIGHBORHOOD DEVELOPMENT PROJECT  
PROGRAM NO. MASS. A-3

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority", has entered into an Annual Funding Agreement and Master Agreement with the Federal Government under Title I of the Housing Act of 1949, as amended, which Contract provides for financial assistance in the form of a loan and capital grant in the hereinafter identified project; and

WHEREAS, the Neighborhood Development Program for the Sumner Street Area, Program No. Mass. A-3, hereinafter referred to as the "Project", has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and the carrying out of neighborhood development projects with Federal financial assistance under said Title I, as amended, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, the Authority is cognizant of Chapter 781 of the Acts and Resolves of 1972 with respect to minimizing and preventing damage to the environment; and

WHEREAS, LiDaPell Associates, Inc. has expressed an interest in and submitted a satisfactory proposal for the development of Disposition Parcels 1, 2a, 2b, 3, 4, 5a, and 5b in the Sumner Street Neighborhood Development Program.

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That LiDaPell Associates, Inc. be and hereby is finally designated as Redeveloper of Disposition Parcels 1, 2a, 2b, 3, 4, 5a, and 5b in the Sumner Street Neighborhood Development Program.
2. That the Boston Redevelopment Authority hereby determines that the Final Working Drawings and Specifications submitted by LiDiPell



Associates, Inc. for Disposition Parcels 1, 2a, 2b, 3, 4, 5a, and 5b conforms in all respects to the official Neighborhood Development Program as amended and that said Final Working Drawings and Specifications be and hereby are approved.

3. That it is hereby determined that LiDaPell Associates, Inc. possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Plan for the Project.

4. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

5. That disposal of said parcels by negotiation is the appropriate method of making the land available for redevelopment.

6. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver an appropriate Disposition Agreement and Deed conveying Disposition Parcels 1, 2a, 2b, 3, 4, 5a and 5b to LiDaPell Associates, Inc., said documents to be in the Authority's usual form.

7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(e) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure". (Federal Form H-6004)

8. That the Executive Director be and hereby is authorized to grant to LiDaPell Associates, Inc., a temporary License to enter upon Parcels 1, 2a, 2b, 3, 4, 5a, and 5b, for the purpose only of site preparation and foundation work; said License shall be terminable upon thirty (30) days written notice to the other party; shall contain a clause indemnifying the Authority from all claims and damages; and shall include an additional clause naming the Authority as additional insured and such other terms and provisions as the Executive Director shall deem proper and in the best interests of the Authority.



BOSTON HOUSING AUTHORITY  
 EAST BOSTON PROJECT  
 MASS. 2-8



DISPOSITION  
 PARCEL

RESIDENTIAL

PROJECT  
 BOUNDARY

Map No. ND-40  
 Code No.  
 Date July, 19

DISPOSITION PARCEL & PROPOSED LAND USE

SUMNER STREET PUBLIC HOUSING  
 URBAN RENEWAL AREA MASS R-



MEMORANDUM

11A  
MAY 2, 1974

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: SUMNER STREET NEIGHBORHOOD DEVELOPMENT PROGRAM PROJECT NO. MASS. A-3  
FINAL DESIGNATION OF REDEVELOPER, APPROVAL OF FINAL WORKING DRAWINGS  
AND SPECIFICATIONS AND LICENSE FOR EARLY ENTRY  
DISPOSITION PARCELS 1, 2a, 2b, 3, 4, 5a, AND 5b

Disposition Parcels 1, 2a, 2b, 3, 4, 5a, and 5b in the Sumner Street Neighborhood Development Program consists of approximately 270,000 square feet and is located on Sumner Street in East Boston, immediately south of Maverick Square.

The proposal as submitted by LiDaPell Associates, Inc., for these parcels calls for the construction 280 units of housing for the elderly and 20 units of family public housing. The dwelling units are to be constructed in buildings ranging from medium rise elevator buildings to lower buildings of the garden type variety and will be constructed through the "Turnkey" method and will be eventually owned by the Boston Housing Authority. An integral part of the development will be a mall area which will provide necessary open space and recreational areas for the elderly and persons of the East Boston community

On November 30, 1972, LiDaPell Associates, Inc., was tentatively designated as the Redeveloper for these parcels. The Redeveloper has in the interim period obtained a mortgage commitment from the Massachusetts Housing Finance Agency for the construction financing.

The Final Working Drawings and Specifications have been submitted by the architectural firm of the PARD Team. These Drawings and Specifications have been reviewed by the Authority's Urban Design Department and were found to be acceptable.

The Redeveloper has also requested that in order to meet pressing construction deadlines, they be granted a License to enter upon the land and to begin site preparation and foundation work prior to conveyance.

It is therefore recommended that LiDaPell Associates, Inc., be finally designated as Redeveloper of Parcels 1, 2a, 2b, 3, 4, 5a, and 5b in the Sumner Street Neighborhood Development Program, that the Final Working Drawings and Specifications be approved, and that a License for early entry be authorized.

An appropriate Resolution is attached.

Attachment

